

182.0

0005

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

787,900 / 787,900

787,900 / 787,900

787,900 / 787,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
23		INDIAN HILL RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	TYLER JESSICA S & RYAN E
Owner 2:	
Owner 3:	

Street 1: 23 INDIAN HILL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: PONTE WILLIAM J-ETAL -

Owner 2: PONTE PATRICIA REID -

Street 1: 23 INDIAN HILL ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,694 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2410 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6694		Sq. Ft.	Site		0	70.	0.93	7									434,575						434,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6694.000	353,300		434,600	787,900		123280
Total Card	0.154	353,300		434,600	787,900	Entered Lot Size	GIS Ref
Total Parcel	0.154	353,300		434,600	787,900	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	326.88	/Parcel: 326.8	Land Unit Type:	Insp Date
							05/15/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,300	0	6,694.	434,600	787,900	787,900	Year End Roll	12/18/2019
2019	101	FV	267,200	0	6,694.	434,600	701,800	701,800	Year End Roll	1/3/2019
2018	101	FV	265,900	0	6,694.	366,300	632,200	632,200	Year End Roll	12/20/2017
2017	101	FV	261,800	0	6,694.	335,200	597,000	597,000	Year End Roll	1/3/2017
2016	101	FV	261,800	0	6,694.	285,600	547,400	547,400	Year End	1/4/2016
2015	101	FV	255,400	0	6,694.	248,300	503,700	503,700	Year End Roll	12/11/2014
2014	101	FV	255,400	0	6,694.	229,700	485,100	485,100	Year End Roll	12/16/2013
2013	101	FV	255,400	0	6,694.	218,500	473,900	473,900		12/13/2012

Parcel ID 182.0-0005-0004.0

!14258!

**PRINT**

Date	Time
12/11/20	04:07:28

**LAST REV**

Date	Time
06/18/18	15:04:34

mmcmakin

14258

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PONTE WILLIAM J	68355-563		11/7/2016		735,000	No	No		
	16078-61		3/1/1985		160,000	No	No	Y	

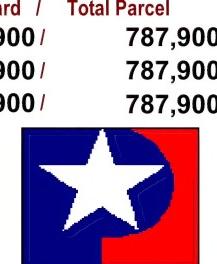
**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2017	549	Redo Bat	18,000	C				
12/12/1994	665		17,000					14X24 RM

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/15/2018	MEAS&NOTICE	BS	Barbara S
3/21/2017	SQ Returned	MM	Mary M
10/27/2008	Meas/Inspect	163	PATRIOT
10/15/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999		163	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	6 - Colonial			Full Bath:	2	Rating:	Average													
Sty Ht:	2 - 2 Story			A Bath:		Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:														
Foundation:	1 - Concrete			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	4 - Vinyl			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good													
Color:	WHITE			A Kits:		Rating:														
View / Desir:				Fpl:	1	Rating:	Average													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1947	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	GD - Good		18. %	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	7	4								
Sec Int Wall:		%		Economic:			%	Additions:												
Partition:	T - Typical			Special:			%	Kitchen:												
Prim Floors:	3 - Hardwood			Override:			%	Baths:												
Sec Floors:		%		Total:		18.6	%	Plumbing:												
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:												
Subfloor:				Basic \$ / SQ:	125.00			Heating:												
Bsmnt Gar:				Size Adj.:	1.18462324			General:												
Electric:	3 - Typical			Const Adj.:	0.99989998			<b>COMPARABLE SALES</b>												
Insulation:	2 - Typical			Adj \$ / SQ:	148.063			Rate	Parcel ID	Typ	Date	Sale Price								
Int vs Ext:	S			Other Features:	86846															
Heat Fuel:	1 - Oil			Grade Factor:	1.00															
Heat Type:	1 - Forced H/Air			NBHD Inf:	1.00000000															
# Heat Sys:	1			NBHD Mod:																
% Heated:	100	% AC:	100	LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	434073															
% Com Wall:		% Sprinkled:		Depreciation:	80738															
				Deprecated Total:	353335															
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:														
Make:								Juris. Factor:												
Model:								Special Features:	0											
Serial #:								Final Total:	353300											
Year:								Val/Su Net:	103.33											
Color:								Val/Su SzAd:	179.89											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 182.0-0005-0004.0												<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	196		A	AV	2004		0.00	T	12	101							
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>				